Box 28-B

BOOK 10309 PG 254

| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ Lynette Barton ] | Equivantage, Inc. ] | MAP and PARCEL ] |
| [ ] | Attn: Tax Dept. ] | ] |
| [ 880 Norwalk Drive ] | 3343 Perimeter Hill Dr. #111 ] | 108-4-27 ] |
| [ Nashville, TN 37214 ] | Nashville, TN 37211 ] | ] |

[ This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C ]
[ , Nashville, TN 37214 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sandra M. Price, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Lynette Barton, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Larchwood, Section 2, of record in Book 5200, Page 57, 58 and 59, Register's Office for said County, to which reference is made for a more complete description.**

**BEING the same property conveyed to Sandra M. Price, unmarried, by warranty deed from Mario H. Gomez and wife, Linda Ann Gomez, of record in Book 7903, Page 274, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 880 Norwalk Drive, Nashville, TN 37214.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and paid at closing; 2) The Plan of Record in Book 5200, Pages 57, 58 & 59, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5479, Page 443, as revised in Book 5681, Page 532, and in Book 6011, Page 130, and as amended in Book 5688, Page 696, said Register's office.**

02611 36
IDENTIF. ↑ REFERENCE

97 JAN -2 PM 4:18
REGISTER
DAVIDSON COUNTY, TN.

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $93,350.00 ]
[ ]
[ Affiant ]
[ Subscribed and sworn before me this 31st day of December, 1996. ]
[ ]
[ My Commission Expires: May 28, 2000 Notary Public ]

NOTARY PUBLIC AT LARGE

BK/10309PG255

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **31st** day of **December, 1996.**

Sandra M. Price

**Sandra M. Price**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

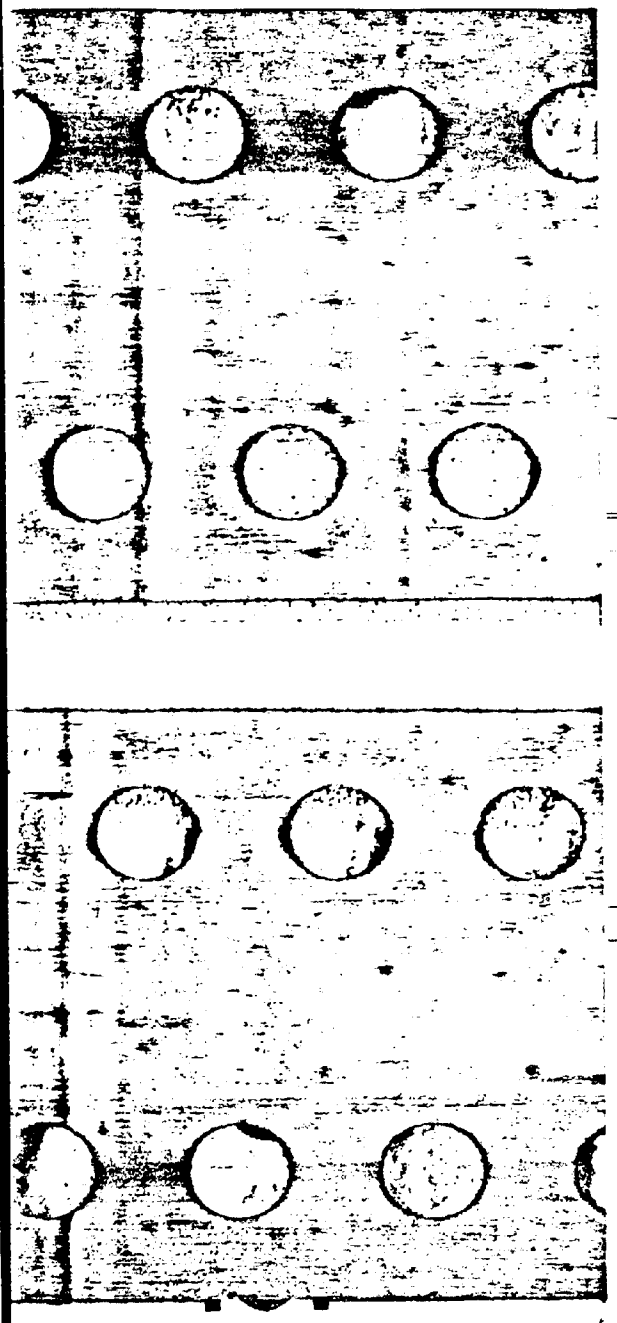
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sandra M. Price, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **December, 1996.**

**Notary Public**
**My Commission Expires:** 3/22/98

File No. 9612C492

1601 01/02 0101 03CHECK 354-40



**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 256

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 93350.00 |
| | | | CON TX | 345.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 354.40 |
| | | | CHECK | 354.40 |

01/02/97 01 16:20 0001 1601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261136
IDENTIF. ← REFERENCE

97 JAN -2 PM 4:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1104148